





Inside The Home

Located in a quiet and discreet position, a stone throw away from the prestigious area of Scotforth in Lancaster, this incredible home oozes potential.

Entered via a double glazed door, this leads into a warm and welcoming entrance leading into a spacious Dining Room, with sliding glazed doors providing access to a low maintenance rear garden. This room opens into a cosy Living Room with a large bay window allowing ample natural light to cascade through this wonderful home. With a spacious open plan kitchen diner, there is ample scope to create a truly superb family eating area. Also located on the ground floor, a handy shower room can be found, as well as a Utility Room accessed via the rear of the property. With plumbing for a washing machine, space for a tumble dryer and secure access to the front of the property.

To the first floor, three generous bedrooms can be found. The master and second bedroom are both fitted with a range of built in wardrobes providing excellent storage. There is also a main family bathroom once again, providing ample scope to create a truly incredible main bathroom.

Let's Take A Closer Look At The Area

Situated in the popular Scotforth area of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools, shops and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away.

Let's Step Outside

To the front of the property, a driveway can be found providing off road parking for one car. A pathway leads into a front garden where a low maintenance garden can be found. With mature hedges and planted borders. To the rear, a safe and secure garden can be found, enclosed by wooden and brick fences. With decorative patio areas, mature trees and planted borders, this provides the perfect backdrop for sitting out and enjoying a morning coffee in the warm sunshine.

Services

The property is fitted with electric storage heating, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

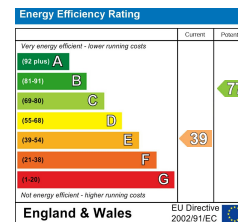
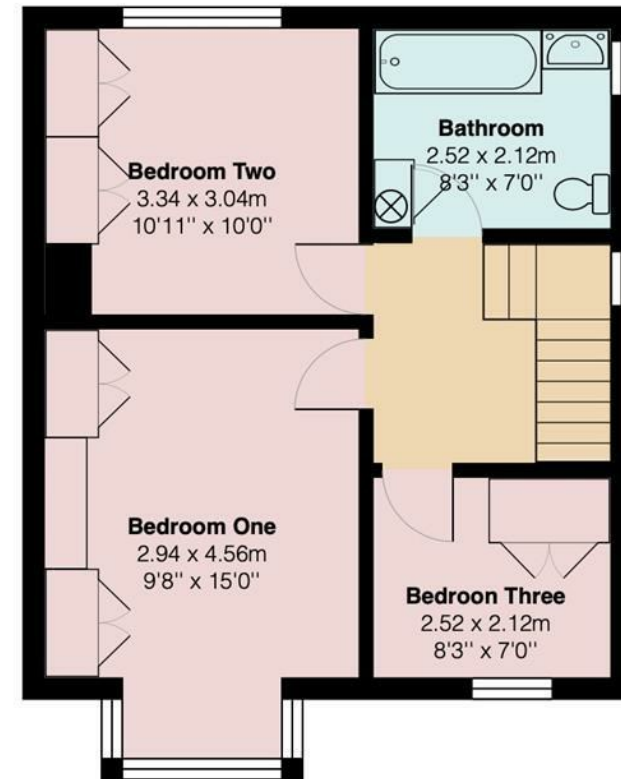
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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